



Staff Report PC16-028-PP

Whitestown Business Park – Primary Plat/Replat

Docket PC16-028-PP – Primary Plat/Replat – Whitestown Business Park. The petitioner is requesting approval of a replat of the primary plat to be known as Whitestown Business Park. The subject property is currently zoned I-1 Light Industrial and is approximately 158 acres. This property is located on the west side of SR 267, across from Perry Industrial Park. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering.

History

- The subject property was zoned I1 by Boone County Plan Commission
- Traffic Study and INDOT driveway permits issued in 2006.
- A Concept Plan was submitted and terminated in 2011
- The Concept Plan was heard by the WPC on November 10, 2014. The following conditions were made part of the hearing:
 - A full intersection on SR267 that aligns with the existing Fieldstone Drive or Perry Blvd should be made and a minor collector (with right-of-way) constructed that extends across the site to the west to allow for connection to future development. Aligning this minor collector with existing roadways will allow for potential signalization in the future in INDOR deems appropriate.
 - Utilities should be extended from SR267 across the site to the west to allow for connection to future development.
 - Applicant should research the existing INDOT driveway permits to ensure that they are still valid for the change in the proposed development that has occurred since they were first issued. The location of the driveway cuts should be coordinated with the TAC.
 - Coordinate detailed site design for utilities, drainage, roadways, paths, etc. with Staff and the TAC per the Zoning Ordinance and Subdivision Control Ordinance.
 - The availability of open space at the southern end of the site should be discussed with the Parks Department to see if it is possible to utilize for public open space.
- TAC met on November 12 2014 and then again later that month to address the Plan Commission comments regarding access to the site. The following driveway access to SR267 was desired by the Town :
 - North driveway - right-in/right-out only
 - Middle driveway - full-functioning



- South driveway - full-functioning with a right-of-way extension of Perry Blvd all the way to the western property line.
- Fieldstone Drive would end in a cul-de-sac and would no longer have access to SR267.

TAC agreed not to meet again in December until INDOT had issued the driveway permits.

- **INDOT issued driveway permits issued and a revised Traffic Engineering Report was received on January 16, 2015. INDOT permitted the three driveways to function as follows:**
 - **North driveway- full-functioning (No signal)**
 - **Middle driveway - right-in/ right-out only**
 - **South driveway- full-functioning. INDOT states that a signal is not warranted at this time for this intersection.**
- TAC met again in January to review the revised Traffic Engineering Report and the driveway permits issued by INDOT. TAC recommended that the Primary Plat be forwarded to the Plan Commission for consideration.
- Revisions and layout of the approved 2015 Primary Plat have been amended to reflect a new design for smaller, expandable buildings.

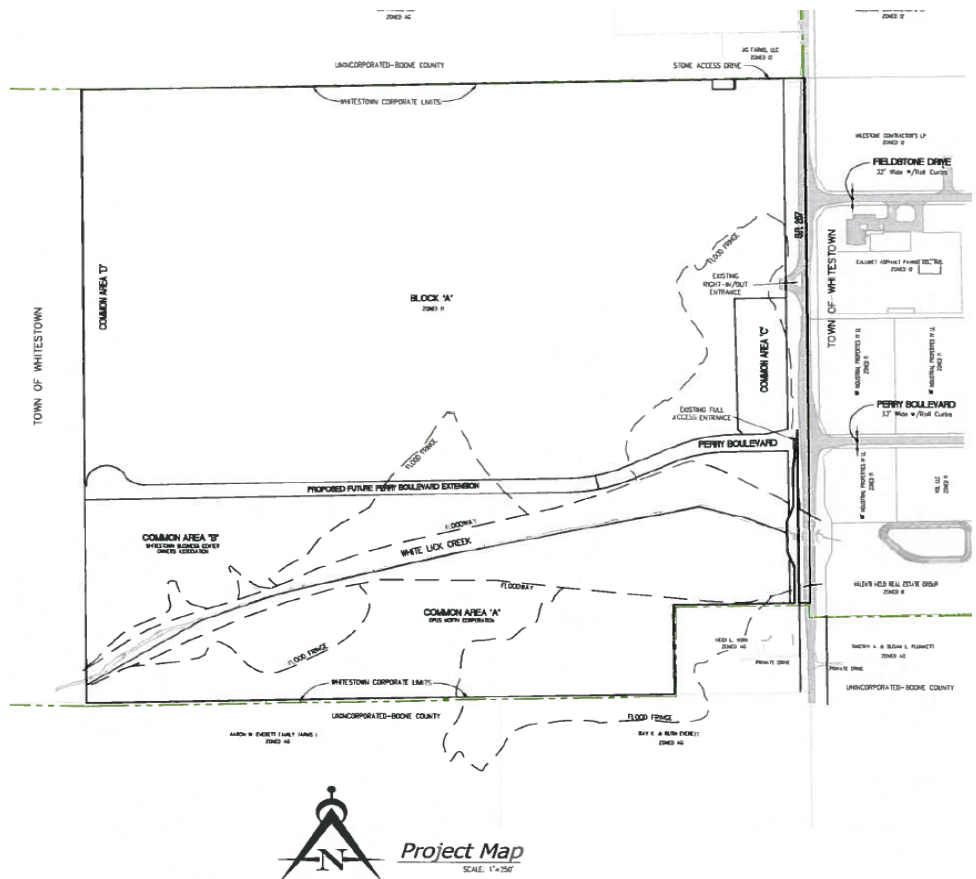
Proposed Development

The 158 acre proposed Primary Plat is to prepare this site to accommodate Block "A" and Lot 1 to support warehouse buildings with potential of expansion.

Access to the development will be via three entrances off of SR267. The north driveway will serve as a full-functioning driveway with a left turn lane for northbound traffic and a right turn lane for southbound traffic. The middle driveway is at the location of an existing driveway cut and will function as right-in/right-out only. The Southern entrance will serve as a full-functioning drive aligning with Perry Boulevard.

Water and sewer utilities will be provided throughout the site and offer connection to the property to the west upon development.

The proposed Primary Plat for this site is shown to the right:



Compliance

The proposed Primary Plat is in compliance with the standards of the Whitestown Zoning Ordinance and Subdivision Control Ordinance.

Technical Advisory Committee Comments

All of the TAC comments have been addressed.

Staff Comments

- This replat redesigned the access road to run straight through the site to better access and develop a variety of building sizes,
- Public utilities will be run throughout the site and offer potential hook up upon development of the property to the west.
- Written commitment from 2015 Primary Plat states the following:

“Provide a written commitment when and if the Town takes over SR267 to fund 100% the installation of a traffic signal at the intersection of SR267 and the Perry Boulevard extension across the property.”

Staff Recommendation

Staff recommends that the WPC approve the Primary Plat/Replat for the Whitestown Business Park.